



ARG BULL CREEK, LTD

May 29, 2015

Interested Residents of the 2600 Block
South Side of 45th Street
Austin, Texas

RE: The Grove at Shoal Creek; City File No.: CD-2015-0009;
Initial Response to Letter dated May 26, 2015

Dear 45th Street Residents:

Milestone Community Builders has enjoyed and appreciates the extensive dialogue that we have had to date with you all regarding the above project. We also look forward to continuing those discussions. As you know, we have had 23 official meetings with various neighborhood groups on this project. We have met twice formally with the 45th Street residents. We have also exchanged numerous emails, had phone calls and had unofficial visits with you all. 45th Street residents have been present at many of the larger community meetings as well, where we have had extensive additional dialog.

We feel strongly that The Grove at Shoal Creek represents a rare and special opportunity for the City of Austin to implement a progressive vision for future development by creating a compact and connected, mixed-use urban infill development that is also appropriate in scale and provides numerous community benefits. This style and type of development is exactly what Imagine Austin is meant to address. Sites of this size and configuration so close to MoPac and major employment centers are extremely rare, and the City should not miss this unique opportunity to implement a new vision for development. The 45th Street residences are in a unique circumstance in that they front on a busy arterial and back-up to vacant, undeveloped land that was surplus State land and is (quite obviously) in a prime location for future development. Milestone did not create this pre-existing circumstance, but have been committed to mitigating any project impacts on the 45th Street residences to the extent feasible, normal and customary. During these many months of community engagement, we have had productive discussions in this regard.

Specifically, we have discussed with the 45th Street residents in our meetings the following: setbacks, height, landscaping, the construction (at Milestone expense) of an alley to provide safe access to the 45th Street residents, and a project connection for vehicular, pedestrian and bicycle access to 45th Street. In our most recent discussions, we had been asked to provide a 50' no build buffer along our common property line. When the issue of connection to 45th Street was discussed, we specifically asked if there would be any objection to a right-in and right-out vehicular connection. Any objections that were raised were addressed and it was agreed that we would provide access to 45th. As



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result, we find these elements of your letter surprising, unprecedented in the urban core (with respect to the 200 foot buffer) and unacceptable. In fact, our understanding was that we would have further discussions after the revised conceptual plan was developed. Your letter has pre-empted those further discussions.

We are preparing an overall package of project commitments that will address all of the community issues we have heard to date. These commitments will include commitments to address compatibility with the 45th Street residences. We look forward to meeting with you all soon to go over these commitments. In summary, the commitments to 45th Street will offer the following 2 options:

1. We will expand Tract A to 200 feet. We will ***exceed City Compatibility Standards*** for the first 200 feet by increasing the building setback to 30 feet and reducing height to 40 feet on the entire Tract A. We will build the alley and provide additional landscaping, pedestrian path, and fencing.
OR
2. We will expand Tract A to 200 feet. We will build only detached residential homes (single-family residential product type) along the property line. We will comply with regular City Compatibility standards within Tract A. No alley would be built and no additional landscaping, pedestrian path, or fencing would be provided.

Under either option, compatible uses are provided adjacent to the 45th Street residences. Under either option, the City compatibility standards are either met or exceeded for Tract A. As a result, we feel strongly that we will be addressing any impacts to your uniquely situated homes.

We appreciate your willingness to continue to meet and discuss this important project. We are also very ready and willing to meet and further discuss the issues raised in your letter. Thank you for your attention to and consideration of this matter.

Sincerely,

Garrett Martin, President & CEO

cc: Sheri Gallo, City Austin City Council District 10
Sherri Sirwaitis, City of Austin Planning & Zoning Department